

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION
City Council Chambers
450 East Latham Avenue, Hemet CA 92543

July 5, 2016
6:00 PM

If you wish to make a statement regarding any item on the agenda, please complete a Speaker Card and hand it to the clerk. When the Chairman calls for comments from the public on the item you wish to address, step forward to the lectern and state your name and address. Only testimony given from the lectern will be heard by the Planning Commission and included in the record.

1. CALL TO ORDER:

Roll Call: Chairman John Gifford, Vice Chairman Michael Perciful, and Commissioners, Vince Overmyer, Tami Wilhelm, and Greg Vasquez

Invocation and Flag Salute: Commissioner John Gifford

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of June 7, 2016.

3. PUBLIC COMMENTS:

*Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. Please line up at the lectern when the Chairman asks if there are any communications from the public. When you are recognized, please give your name and address. Please complete a Speaker Card and hand it to the Clerk so that we have an accurate recording of your name and address for the minutes.*

WORK STUDY ITEMS

Work Study items are not public hearings and do not require prior notice to the public, although notice may be given to interested persons depending upon the subject matter. The purpose of the Work Study session is to allow the Planning Commission to engage in an open, preliminary review and discussion of issues, ordinances, procedures, or projects prior to the formal public hearing process. The Planning Commission has the option to receive public comment, and is encouraged to provide direction to staff at the conclusion of the work study session.

4. **WORK STUDY: PRELIMINARY REVIEW 15-008 (CIRCLE K GAS STATION):** A Planning Commission work-study session to introduce a proposed Circle K convenience store, gas station and drive-thru carwash. The applicant is also proposing to obtain a Type 21 ABC license for the sale of alcohol. The project is proposed at 4852 W Florida on 1.79 acre undeveloped pad in Florida Promenade Specific Plan.

Applicant: Hemet 55 SP UC
Agent: Joe Ham
Project Location: NEC of Florida Avenue and Myers Street
Planner: Soledad Carrisoza

RECOMMENDED ACTION:

1. *That the Planning Commission receive the Staff's and Applicant's presentations for the project, and provide preliminary input regarding questions, comments, or issues to be addressed further in the future public hearing process for the project.*

5. **WORK STUDY: PRELIMINARY REVIEW 16-008 (Recreational Vehicle Storage):** A Planning Commission work-study session to discuss a zone change and potential recreational vehicle storage use with a live-in manager's suite, a pump out station and propane sales on a 4.56 acre located on the west side of Santa Fe Avenue, south of Oakwood Street.

Applicant: Paul Tolen
Project Location: West side of Santa Fe Avenue and one parcel south of Oakwood Street
APN: 439-080-013
Site Area: 4.56 acres

RECOMMENDED ACTION:

1. *That the Planning Commission receive the Staff and Property Owner's presentations for the potential project, and provide preliminary input regarding questions, comments, or issues to be addressed further in any future public hearing for the development of the subject property.*

INFORMATION & DISCUSSION ITEMS

Update Report regarding proposed State Legislation pertaining to local land use and housing issues – verbal report by Vice Chair Perciful

Update Report regarding the Diamond Valley Lake Ad-Hoc Committee Purpose and Progress – verbal report by Commissioner Wilhelm and Community Development Director Elliano

DEPARTMENT REPORTS

6. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*

7. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
 - A. Report on actions from the June 14 and June 28, 2016 City Council Meetings
 - B. Update regarding Appeal filed for CUP -16-003

8. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*
 - A. Chairman Gifford
 - B. Vice Chair Perciful
 - C. Commissioner Overmyer
 - D. Commissioner Wilhelm
 - E. Commissioner Vasquez

9. **FUTURE AGENDA ITEMS:**
 - A. ZOA -15-009 – Single Family Residential Zones
 - B. Work Study for TTM 36929 (NWC of Fruitvale and Kirby)
 - C. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments – Sanderson, North of Devonshire
 - D. CUP-15-007 – Verizon Cell tower (State and Oakland)
 - E. CUP 16-002 – All for Show Car Audio (State & Devonshire)

10. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **July 19, 2016 at 6:00 P.M.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

NOTICE TO THE PUBLIC:

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Department counter of City Hall located at 445 E. Florida Avenue during normal business hours. Agendas for Planning Commission meetings are posted at least 72 hours prior to the meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact the Planning Department office at (951) 765-2375. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to the meeting. (28 CFR 35.102-35.104 ADA Title II).